In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant Mr david nelson

Reference P/2024/1638

Decision Date 17/02/2025

Town and Country Planning Act, 1990

Location of Application

ENTREC, REDWITHER ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9RD

Description of Application

GOSOD CABAN / SITING OF PORTAKABIN

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design

TAN 23 : Economic Development

TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

DM1 - Development Management Considerations
EM1 - Protection of Existing Employment Land
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
SP8 - Economic Growth, Employment and Enterprise
SP9 - Wrexham Industrial Estate
SP12 - Design Principles & Masterplanning Framework
SP14 - Natural Environment
SP19 - Green Infrastructure
SP2 - Location of Development

Revision	Date	Description of Decision
0	17/02/2025	Planning permission issued.
1	09/04/2025	P/2025/0277 – Discharge of conditions 5 and 6.

Particulars of decision : GRANTED subject to the following:-

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mr david nelson

Reference P/2024/1638

Decision Date 17/02/2025

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
   - Drawing no: 1 Revision A;
   - Drawing no: 2 Revision A;
   - Drawing no: 3 Revision B;
   - Drawing no: 4;
   - Drawing no: 5;
   - Site Layout Plan;
   - Site Plan - Drawing no: 002 19/2/13;
   - Proposed Floor Plan ref: H or S - 01;
   - Photograph showing 'Proposed Office Unit for Entrec at Redwither Road';
   - Document containing Net Biodiversity Benefit and Green Infrastructure Statement;
   - Photograph of bird box received 1st February 2025.

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) shown on/in the following plans/documents have been implemented in full.
   - Document containing Proposed Net Biodiversity Benefit and Green Infrastructure Statement;
   - Drawing no: 3 Revision A;
   - Photograph of bird box received on 1st February 2025.

   The measures shall thereafter be maintained for the lifetime of the development.

4. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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5. No development, including site clearance, shall commence until a scheme of Reasonable Avoidance Measures (RAMs) for Great Crested Newt has been submitted to and approved in writing by the Local Planning Authority. The plan of reasonable avoidance measures shall include, but not be limited to:
   - proposals for the clearance of individuals from working areas;
   - details of timing, phasing and delivery of reasonable avoidance measures.

   The development shall thereafter be carried out in accordance with the approved RAMs scheme.

   Condition 5 Discharged (P/2025/0277) – 09/04/2025.

6. No development, including site clearance, shall commence until a Biosecurity Risk Assessment, and Method Statement that considers invasive non-native species and specific diseases (e.g. Chytrid) has been submitted to and approved in writing by the Local Planning Authority. The risk assessment shall include measures to prevent the introduction of and where present control, removal or for the long-term management of invasive species both during construction and operation. The risk assessment shall consider landscaping and other related plans. The Biosecurity Risk Assessment shall be carried out in accordance with the approved details.

   Condition 6 Discharged (P/2025/0277) – 09/04/2025.

Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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Decision Date 17/02/2025

4 To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance with Policy DM1 of the Wrexham Local Development Plan.

5 In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

6 To ensure that an approved Biosecurity Risk Assessment is implemented to secure measures to prevent or control the spread and effective management of any invasive non-native species and listed diseases at the site, having regard to Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council